



# Planning Commission

June 3, 2015

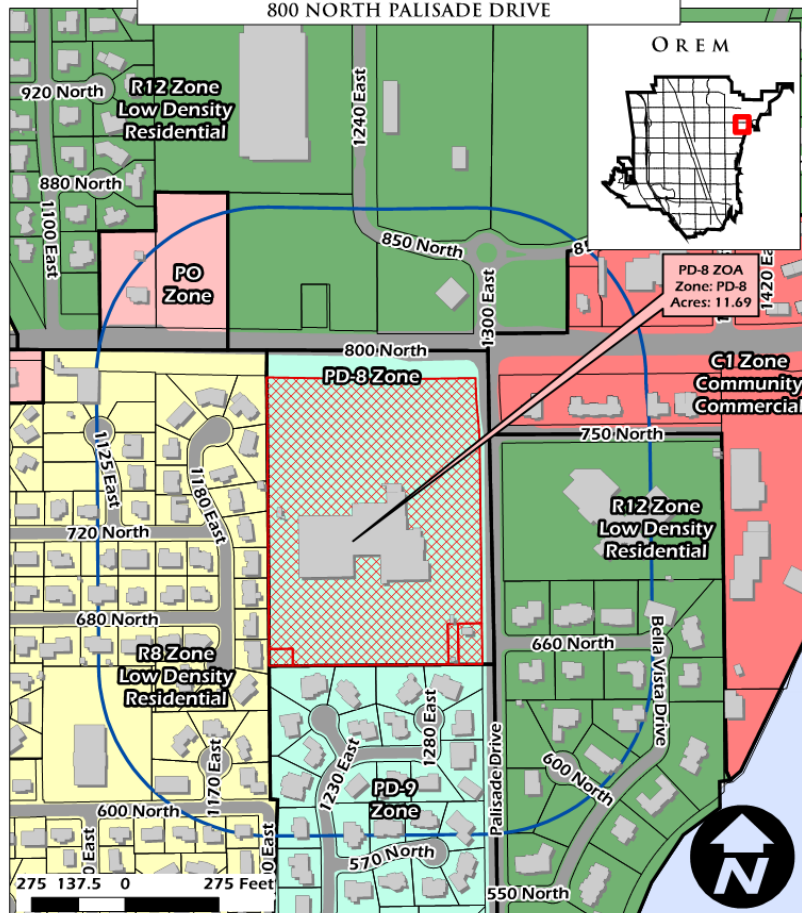
## **Item #: 3.3**

**PUBLIC HEARING** – Amending Article 22-11-20(K)(7) as it pertains to the setback requirements in the PD-8 zone at 800 North Palisade Drive.

Applicant: Curtis Miner

# PD-8 ZONING AMENDMENT

800 NORTH PALISADE DRIVE



◆ PD-8 Zoning Amendment:  
11.69 Acres.

**NIA CONTACT:**  
Orchard Neighborhood  
Brook and Danette Gardner



# Background Information

- Applicant proposed subdivision that didn't meet the ordinance
- Proposed amendment will allow for interior setbacks in the PD-8 zone to be zero; setbacks to properties not part of the PD-8 zone is 25', or the height of the building

[illegible]

# Proposed Ordinance Amendment

## 22-11-(K)(7)

**7. Setbacks.** No structure shall be located closer than forty feet (40') to any dedicated street. The setback distance from any structure and an exterior property line (a property line shared with property outside the PD-8 zone) other than a line of a dedicated street shall be the same as the height of the structure, but shall not be less than twenty-five feet (25'). No setback is required from any interior property line in the PD-8 zone.

## Advantages of the proposal:

- Allows property to be developed as desired by the applicant and property owner
- Affects only interior lot setbacks

## Disadvantages of the proposal:

- None identified